

Architectural Inventory Form

(Page 1 of 7)

I. IDENTIFICATION

1. Resource number: **5BL1192**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Stradley House**
6. Current building name: **Wallbaum House**
7. Building address: **738 Kimbark Street / 419 E. 8th Avenue**
8. Owner name: **William and Diana Wallbaum**
Owner address: **738 Kimbark Street**
Longmont CO 80501

II. GEOGRAPHIC INFORMATION

9. P.M. **6th Township 2N Range 69W**
NE¹/₄ of SW¹/₄ of NW¹/₄ of NE¹/₄ of section 3
10. UTM reference
Zone **13**
Easting: **491480**
Northing: **4446640**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **N 1/2, 1** Block: **17**
Addition: **Longmont Original Town** Year of Addition **1872**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

22. Architectural style /
building type:

Other Style / Gable-on-Hip Roofed Dwelling

Official Eligibility Determination

(OAHP use only)

- Date _____ Initials _____
- ____ Determined Eligible - National Register
- ____ Determined Not Eligible - National Register
- ____ Determined Eligible - State Register
- ____ Determined Not Eligible - State Register
- ____ Needs Data
- ____ Contributes to eligible National Register District
- ____ Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):
Rectangular Plan
15. Dimensions in feet **1236 square feet**
16. Number of stories: **1.5**
17. Primary external wall material
Wood / Horizontal Siding
Wood / Shingles
18. Roof configuration (enter one):
Hipped Roof / Gable-on-Hip Roof
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):
Porch
Chimney
Dormer

21. General Architectural Description

This attractive dwelling is located at the southeast corner of Kimbark Street and East 8th Avenue, in Longmont's Eastside neighborhood. The house is set back approximately 40 feet from the street and the front sidewalk paralleling Kimbark is separated from the curb by a wide strip of grass. The lot features a planted grass front and back yard with narrower side yards to the north and south. The house is a 1 ½-story structure, supported by a low coursed sandstone foundation, which has been replaced or reinforced with concrete in some places. There is a basement under at least a portion of the house, and there are single-light hopper, and 3/1 double-hung sash, basement windows. The building is of wood frame construction, and its exterior walls are clad with painted blue horizontal wood siding with 1" by 4" corner boards. Diamond patterned wood shingles appear in the upper gable ends on all four elevations. The building is covered by a steeply-pitched hipped roof, with intersecting gables, with returns, on all four elevations. The roof is covered with red asphalt shingles, and the eaves are boxed. Gabled wall dormers, each with one 1/1 double-hung sash window, are located on the west and north elevations. One red brick chimney is located on the roof ridge, and another very tall red brick chimney is located at the east end of the south facing roof slope. A canted hipped-roof bay window, with three 1/1 double-hung sash windows is located on the south elevation. Windows elsewhere on the residence are predominately 1/1 double-hung sash, with painted white wood frames and surrounds. A non-historic single-light fixed-pane window, flanked by two smaller single-light fixed-pane windows, penetrate the wall of the enclosed wraparound front porch at the north end of the façade (west elevation). One large, original single-hung sash window, located at the south end of the façade, has leaded glass panes in its upper sash. A painted red glass-in-wood-frame entry door, with an aluminum storm door, opens onto a 3-step concrete stoop, on the façade. This door opens from the south end of an enclosed wraparound porch which covers the north end of the façade, and the west end of the north elevation. Two painted white wood-paneled doors, are both located on the north elevation. One of these doors opens onto a 2-step concrete stoop, and is the entry into 419 East 8th Avenue. A shed-roofed patio is located on the building's east (rear) elevation.

A garage is located near the northeast corner of the lot. Featuring a rectangular plan, the garage measures 20' N-S by 12' E-W, and is supported by a concrete foundation and floor. The garage walls are made of two courses of red brick, which have been covered on the exterior with painted blue concrete pargeting. The roof is flat, with stepped side gables on the east and west elevations. A parapet wall extends above the roof line on the façade as well. One 4-light hopper window, with a painted blue wood frame is located on the garage's south elevation. A non-historic painted white wood-paneled roll-away garage door opens toward 8th Avenue on the north elevation. A single, painted, white solid wood door, is located at the south end of the west elevation.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This building is located on the southeast corner of Kimbark Street and 8th Avenue in Longmont's oldest core residential neighborhood. The area is now home to a mixture of single-family residences, small retail shops, professional offices, and a few small apartment buildings.

24. Associated buildings, features, or objects

Garage

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate **ca. 1906**
Actual

Source of information:
"Water Ledger City of Longmont 1907-1910"; Longmont City Directories.

26. Architect:
n/a

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
Dr. Ayres Stradley

Source of information:
Longmont City Directories; "Water Ledger City of Longmont 1907-1910"

29. Construction History (include description and dates of major additions, alterations, or demolitions):

Boulder County Assessors records list 1910 as this residence's date of construction. Longmont city directories and City of Longmont water records, however, provide corroborating evidence that the residence was in existence by 1906. This address – 738 Kimbark Street – is listed in the 1906 Longmont city directory, and the property is also recorded in the "Water Ledger City of Longmont 1907-1910." Sanborn Insurance maps published in 1930 and 9156 depict both the dwelling and the garage which was located at the northeast corner of the lot. The house originally features open wraparound porches at the northwest corner (the front porch), and at the northeast corner (a rear porch). Both of these were enclosed sometime after 1948. The building was built as a single-family residence, but was converted into apartments in the late 1940s.

30. Original location: **yes**
Moved **no**
Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Domestic / Multiple Dwelling**
34. Site type(s): **Residence**

35. Historical Background

Built circa 1906, the residence at 738 Kimbark Street served as the residence of Dr. Ayres Stradley and family until sometime in the mid-1920s. Dr. Stradley was a turn-of-the-century Longmont physician, who as early as 1892 had a medical practice with Dr. Sard Weist, on Main Street between 3rd and 4th Avenues.

In the late 1920s and very early 1930s, this residence at 738 Kimbark was owned and occupied by the F.E. Bassinger family. By 1932, though, the property had become the residence of August J. and Dorothy Walters. Dorothy worked as a nurse for a time. From the late 1930s to the late 1940s, the property changed ownership at least three different times. Frank P. Johnson owned and lived here in the early 1940s. He was followed, in the mid-1940s, by J.W. Barr, a contractor. Barr, in turn, was followed, in the late 1940s by Ben and Lena Selberg.

Longmont city directories indicate that by 1949, the building at 738 Kimbark Street had been converted into an apartment house. The structure has been occupied by from one to four tenants from that time to the present. According to city directories, Ryan W. Graeme owned the property, and resided in one of the building's apartments from the mid-1950s to the mid 1970s.

36. Sources of Information

(Boulder County) "Real Estate Appraisal Card – Urban Master." On file at the Boulder Carnegie Library.

Polk's Longmont City Directory, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

Polk's Longmont City Directory, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Sanborn Fire Insurance Maps, dated December 1890, September 1895, November 1900, April 1906, June 1911, March 1918, June 1930, and May 1956.

"Water Ledger City of Longmont, 1907-1910." On file at the Longmont Archives, Longmont Public Library.

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No xx

Date of Designation: n/a

38. **Applicable National Register Criteria**

A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

xx Does not meet any of the above National Register criteria.

City of Longmont Standards for Designation

xx 2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.

2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.

2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.

xx 2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.

2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

xx 2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.

2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.

2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.

xx 2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

Architecture; Community Planning and Development

40. Period of Significance: **ca. 1906-1951**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

This property is historically significant for its association with Longmont's residential development from the time of its construction circa 1906, through the middle of the twentieth century. The house is also architecturally significant for its character architectural style, representative of Longmont's home dating from the early twentieth century. Due to some loss of integrity, the property's significance is probably not to the extent that it would qualify for individual listing in the National Register of Historic Places. The property may, however, qualify for individual designation as a City of Longmont local landmark. The property would also qualify as a contributing resource within either a City of Longmont local landmark historic district or a National Register historic district. The property's garage dates from the period of significance, displays good integrity, and as a result would also be a contributing resource within a potential historic district.

43. Assessment of historic physical integrity related to significance:

This building's historical integrity has been diminished by the enclosure of wraparound porches, located at the structure's northwest and northeast corners. Once a single-family home, the building's interior suffered a loss of integrity when it was converted into apartments, evidently in the late 1940s.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **This property is located one block to the northwest of the East Side Historic District, which is listed in the National Register of Historic Places. Properties in this area along Kimbark Street do have the potential to form a historic district of their own, or to be incorporated into the existing East Side Historic District.**

If there is National Register district potential, is this building:

Contributing: **xx**

Noncontributing:

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **LONG-8**

Frame(s): **10-15**

Negatives filed at: **City of Longmont
Department of Community Development, Planning Division
Civic Center Complex
350 Kimbark Street
Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **April 24, 2001**

50. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**